

This instrument was prepared by Douglas D. Eddleman
510 Bank for Savings Building, Birmingham, Alabama 35203

2404 Wineridge Drive
Birmingham, AL 35244

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

That in consideration of *Thirty-Five Thousand (\$35,000.00) and 00/100 Dollars*
to the undersigned grantor, Willowbrook, Ltd., a limited partnership, in hand
paid by Grantees herein, the receipt of which is hereby acknowledged, the said
Willowbrook, Ltd., a limited partnership, does by these presents, grant,
bargain, sell and convey unto

Richard A. McGimsey and wife, Margaret H. McGimsey

(herein referred to as "Grantee", whether one or more) the following described
real estate, situated in Shelby County, Alabama, to-wit:

Lot 40 according to the survey of Willowbrook, Ltd., as recorded in Map Book
11, Page 48, in the office of the Judge of Probate of Shelby County,
Alabama.

The above property is conveyed subject to existing easements, conditions,
restrictions, set-back lines, right-of-ways, limitations, if any, of record.

Grantee acknowledges that Grantee has been informed by Grantor of sinkholes and
soil conditions existing in Shelby County. Grantee agrees that Grantor shall
not be liable for earthquakes, underground mines, sinkholes, limestone
formations, soil conditions or any other known or unknown surface or subsurface
condition that may now or hereafter exist or occur or cause damage to persons,
property or buildings, Grantee does forever release Grantor from any damages
arising out of the condition of the soil and for conditions of the surface and
subsurface of the above described property, and this release shall constitute a
covenant running with the land conveyed hereby, as against Grantee, and all
persons, firms and corporations holding under or through Grantee.

Mineral and mining rights excepted.

TO HAVE AND TO HOLD to the said Grantees, its successors and assigns forever.
And Grantor covenants with the said grantees, their heirs and assigns, that it
is lawfully seized in fee simple of said premises; that they are free from all
encumbrances, unless otherwise noted above; that it has a good right to sell
and convey the same as aforesaid; that it will and its successors and assigns
shall warrant and defend the same to the said grantees, their heirs and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set our hands, this
21st day of July, 19 88.

Need tax 3500
250
100
3850

88 AUG -2 PM 5:45

Willowbrook, Ltd.

By its General Partner

Willowbrook, Inc.

By: Douglas D. Eddleman
Douglas D. Eddleman, President

35.00
3.10
8.90

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Douglas D. Eddleman, whose name as President of Willowbrook,
Inc., a corporation, the general partner of Willowbrook, Ltd., a limited
partnership, is signed to the foregoing Deed; and who is known to me,
acknowledged before me on this day that, being informed of the contents of the
above and foregoing Deed, he, as such officer, and with full authority,
executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal of office this 21st day of
July, 19 88.

✓ Corley, Moncur

Notary Public